PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 08/01/02 13:57 2pgs
Fees:13.00 Taxes:532.80

20020801-0092434

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **July, 2002** between **NICK MILIONIS and AMY R. MILIONIS, husband and wife** , GRANTOR, and **JONATHAN D ROCK and CARA L ROCK** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No. 387, on the plan of Section Six, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Page 290, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nick Milionis and wife, Amy R. Milionis, by deed from Michael E. Johnson and wife, Lisa R. Johnson, of record in Book 10517, page 607, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters in Plan of record in Plat Book 7900, Page 6 amended in Book 7900, Page 290; Declaration of Covenants, Conditions and Restrictions of record in Book 8069, Page 170 and Book 8374, Page 591; By-Laws of record in Book 8071, Page 531; Deed of Conveyance of record in Book 8377, Pages 769 and 808; Charter of record in Book 8071, Page 520; Quit Claim of record in Book 8154, Page 304 and Book 9779, Page 672; Sanitary Sewers &/or Storm Drainage of record in Book 7690, Page 260; Southern Bell Telephone & Telegraph Co. easement of record in Book 1113, Page 606 and Book 1318, Page 441; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Nick Milionis by Charles W. Neighbors attorney in fact
NICK MILIONIS
Signature of Seller

Amy R. Milionis by Charles W. Neighbors attorney in fact
AMY R. MILIONIS
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **12th** day of **July, 2002** before me personally appeared CHARLES W. NEIGHBORS, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of NICK MILIONIS and wife AMY R. MILIONIS and acknowledged that he/she executed the same as the free act and deed of said **NICK MILIONIS AND WIFE AMY R. MILIONIS.**

Witness my hand, at office, this **12th** day of **July, 2002.**

Alan D. Roberts
Notary Public

My Commission Expires: 7-30-05

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Name and Address of Property Owner:

JONATHAN D. ROCK and CARA L. ROCK
412 CRESTFIELD COURT
NASHVILLE, TN 37211

Property Address:

412 CRESTFIELD COURT
NASHVILLE, TN 37211

Person Responsible for Taxes:

BANK OF AMERICA, N.A.
200 S. COLLEGE STREET
CHARLOTTE, NC 28255-0001

Map No. 172-12, Group B
Parcel #: 82

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$144,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **July, 2002.**

Alan D. Roberts
Notary Public

My Commission Expires: 7-30-05

NOTARY PUBLIC AT LARGE

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076